



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

June 13, 2018

Thomas Fahs  
Corporate Office Properties Trust  
6711 Columbia Gateway drive, Suite 300  
Columbia, MD 21046

RE: WP-18-122, Frameworks, 7125 Columbia  
Gateway Drive (SDP-17-010)

Dear Mr. Fahs:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.156(g)(2)** of the Subdivision and Land Development Regulations, which states, "*If the Department of Planning and Zoning or the Review Committee indicates that additional information is needed in order to decide whether to approve the plan, the developer shall provide the information within 45 days of receiving such indication.*"

Approval is subject to the following conditions:

1. Resubmission of the plan must be received within 90 days of the approval of this alternative compliance (**on or before September 11, 2018**).
2. Please include the file number, section, decision date, decision and any conditions of approval in a general note on all relevant plans.

Our decision was made based on the following:

**Extraordinary Hardships or Practical Difficulties:** Extraordinary hardships and practical difficulties would arise if this alternative compliance request is not granted. This site development plan has been in active processing since November 2016 and comments from most agencies have been addressed. There are complicating factors, such as land ownership issues, that make the mitigation of the traffic impacts more complex to resolve. The applicant is actively working to identify the best way to provide the additional roadway requirements. Should this alternative compliance not be approved, a new site development plan would be required, resulting in additional processing time and expenses. Further, the property owner is currently in negotiations with a potential warehouse tenant. The negotiations would fall apart should the site development plan become void for an issue that the applicant is actively working to resolve.


**Not Detrimental to the Public Interest:** The SDP is very near to approval and an extension to the process will not impact the public. The time extension is modest and does not impact any other projects.

**Will not nullify the intent or purpose of the regulations:** The purpose of the APFO deadlines is to ensure the project is not delayed indefinitely and that all projects adequately address any requisite road or other APFO improvements in the order in which they are submitted and approved. These objectives will not be hindered with the approval of this alternative compliance request.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jill Manion-Farrar at (410) 313-2350 or email at [ifarrar@howardcountymd.gov](mailto:ifarrar@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF 

cc: Research  
DED  
Real Estate Services  
Jennifer Harrington, Site Resources  
SDP-17-010 File